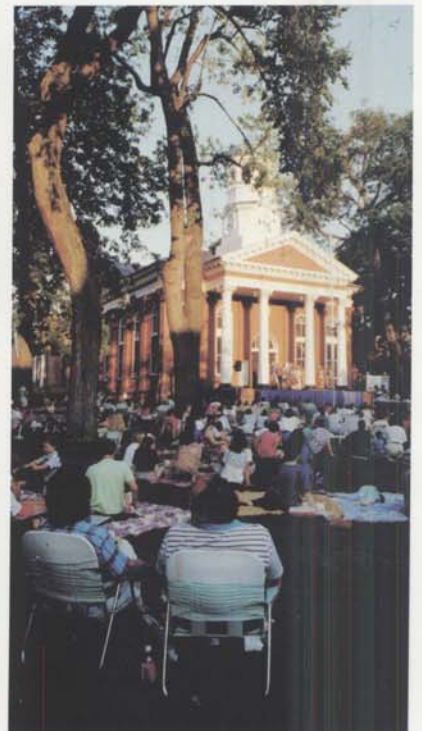
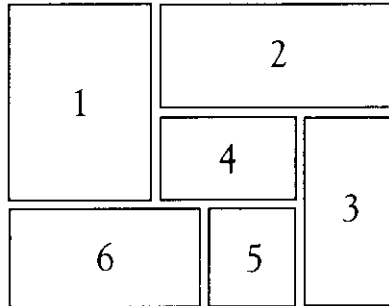


1997 TOWN PLAN



LEESBURG ■ VIRGINIA



Cover Photos:

1. Leesburg Government Center
Downtown Leesburg
2. Ida Lee Recreation Center
Ida Lee Park - North King Street
3. Bluemont Concert Series
Courthouse concert
4. Georgetown Park
South King Street
5. Flower and Garden Festival
Downtown Leesburg
6. Council Chambers in
Leesburg Government Center

Town of Leesburg
1997 Town Plan
Adopted Version

Adopted August 12, 1997 by the Leesburg Town Council Pursuant to
Resolution Number 97-216

ACKNOWLEDGEMENTS

Leesburg Town Council

James E. Clem, Mayor

J. Frank Buttery, Jr.

Jewell M. Emswiller

Joseph R. Trocino

Kristen C. Umstattd

William F. Webb, Jr., Vice Mayor

B. J. Webb

Former members:

George F. Atwell

Georgia W. Bange

R. W. Blake

Christine M. Forester

Donald A. Kimball

Claxton E. Lovin

Robert E. Sevila

Leesburg Planning Commission

Mervin Jackson, Chairman

Gus Glikas

John David Kennedy

Susan Rutherford

Lawrence Schonberger

A. Blake Thompson

Clifton Vaughan

William F. Webb, Jr., Council Liaison

Former members:

Robert Altland

Mike Belles

B. J. Webb

Citizens Advisory Committee

Dave Bowers, Chairman

Robert Altland

Barbara Anderson

Michael A. Banzhaf

Beck Dickerson

John M. Harris

Karen Donohoe Jewell

Charles G. Jones

Heidi Malacarne

Joseph G. Paciulli

William F. Webb, Jr.

Stephen H. Axeman

Eric C. W. Mullis

Town Staff

Steven C. Brown, Town Manager

Michael E. Tompkins, Director of Planning, Zoning, and Development

...

Gerald F. Mucci, Chief of Comprehensive Planning

Lee Phillips, Chief of Current Planning

Brian Boucher, Zoning Administrator

Marilee Seigfried, Planner

Kevin Lawlor, Assistant Zoning Administrator

Mary Mack, Administrative Assistant

Judy Ahalt, Secretary

Gene Arner, former Chief of Comprehensive Planning

This Plan adopted unanimously by the Leesburg Town Council on August 12, 1997

Table of Contents

<u>Element Number</u>	<u>Element and Section</u>	<u>Page Number</u>
0	Introduction	
	Overview	0-1
	Vision of Leesburg's Future	0-1
	Town Context in Loudoun County	0-2
	Legal Basis and Use of the Plan	0-3
	History	0-3
	Plan Organization	0-4
	Review Process	0-5
1	Urban Growth Area	
	Introduction	1-1
	Boundaries	1-2
	Land Use	1-3
	Utilities	1-4
	Transportation	1-4
	Goals and Objectives	1-5
	Implementation Program	1-6
2	Environment	
	Introduction	2-1
	Steep and Moderately Steep Terrain	2-1
	Geology and Soils	2-2
	Water-Related Resources	2-5
	Preservation of Natural Vegetation	2-10
	Airport and Highway Noise	2-11
	Energy Conservation	2-12
	Solid Waste Management	2-15
	Non-Point Source Pollution	2-15
	Goals and Objectives	2-16
	Implementation Program	2-18
3	Population, Housing and Community Development	
	Introduction	3-1
	Population	3-1
	Housing	3-8
	Population and Housing Projections	3-15
	Community Development	3-18
	Goals and Objectives	3-19
	Implementation Program	3-19
4	Economic Development	
	Introduction	4-1
	Economic Overview	4-1
	Employment and Labor Force Projections	4-6
	Economic Resources	4-8
	Human Resources	4-9
	Financial Resources	4-10
	Community Resources	4-11
	Institutional Resources	4-13
	Goals and Objectives	4-14
	Implementation Program	4-15

<u>Element Number</u>	<u>Element and Section</u>	<u>Page Number</u>
5	Public Services	
	Introduction	5-1
	General Government Services	5-2
	Public utilities	5-4
	Solid Waste Collection and Disposal	5-7
	Public Safety	5-9
	Library Facilities	5-13
	Education	5-14
	Communications Antennae	5-18
	Community Services	5-21
	Goals and Objectives	5-23
	Implementation Program	5-24
6	Land Use	
	Introduction	6-1
	Existing Conditions	6-2
	Land Use Trends	6-11
	Vision for the Future	6-16
	Goals and Objectives	6-18
	Implementation Program	6-19
7	Historic Preservation and Urban Design	
	Introduction	7-1
	Historic Preservation and Conservation	7-1
	Preservation and Conservation Tools	7-4
	Urban Design	7-5
	Goals and Objectives	7-7
	Implementation Program	7-7
8	Transportation	
	Introduction	8-1
	The Street System	8-2
	The Public Transportation System	8-12
	The Non-Motorized System	8-13
	Transportation Management Plan	8-14
	Goals and Objectives	8-17
	Implementation Program	8-17
9	Parks and Recreation	
	Introduction	9-1
	Parks and Facilities	9-2
	Recreation	9-10
	Green Ways	9-11
	Goals and Objectives	9-12
	Implementation Program	9-13

Tables, Figures, and Maps

<u>Element and TableTitle</u>	<u>Table Number</u>	<u>Figure Number</u>	<u>Map Number</u>	<u>Page Number</u>
Introduction				
The Greater Leesburg Area			0.1	0-7
Urban Growth Area				
Relative Size of the Corporate Limits and Urban Growth Area	1.1			1-2
Zoning in the Greater Leesburg Area - 1995	1.2			1-3
Leesburg Urban Growth Area			1.1	1-9
Environment				
Steep Slopes and Soil With A Propensity for Sink Holes			2.1	2-3
Water Features			2.2	2-7
Leesburg Municipal Airport Noise Contours			2.3	2-13
Population, Housing and Community Development				
Population Growth		3.1		3-1
Town Population Estimates, 1990-1995	3.1			3-2
1990 Population Distribution		3.2		3-3
Percent Minority Population, 1940-1990		3.3		3-4
Median Per Capita Income, 1990	3.2			3-5
Distribution of Households by Income Bracket		3.4		3-6
Percent of Population Below Poverty: Regional Comparison, 1980 and 1990	3.3			3-7
Poverty Status	3.4			3-7
Poverty Status of Persons by Race, 1990	3.5			3-8
Poverty Status of Families by Race, 1990	3.6			3-8
Residential Construction 1983-1995		3.5		3-9
Housing Mix, 1980-1990		3.6		3-10
Current Housing Inventory (1995)	3.7			3-11
Substandard Housing Units: 1980 and 1990	3.8			3-12
Housing Affordability (1990)	3.9			3-13
For Sale Housing Affordable to Families Earning Less Than 70% of Median Income	3.10			3-14
Town Share of County Population, 1950-1990	3.11			3-15
Actual and Projected Population, 1990-2015	3.12			3-16
Housing Demand Based on Projected Population	3.13			3-16
1997 Projected Housing Inventory	3.14			3-17
Economic Development				
Employment by Standard Industrial Classification and Business Size (1994)		4.1		4-3
Major Employers in Leesburg (1996)	4.1			4-4
Occupational Mix of the Labor Force (1990)		4.2		4-5
Place of Work of Resident Labor Force (1990)	4.2			4-5
At-Place Employment in Leesburg: Cumulative Projections	4.3			4-7
Projected Labor Force Residing in Leesburg	4.4			4-8

<u>Element and Table Title</u>	<u>Table Number</u>	<u>Figure Number</u>	<u>Map Number</u>	<u>Page Number</u>
Public Services				
Municipal Government Center Level of Service	5.1			5-3
Water Supply and Demand Projections	5.2			5-5
WPCF Capacity and Demand Projections	5.3			5-7
Solid Waste Generation Projections	5.4			5-8
Serious Crime Summary (Part I Offenses)	5.5			5-11
Facility Needs Projection	5.6			5-12
Officer Needs Projection	5.7			5-12
Library Space and Capacity	5.8			5-13
School Capacity	5.9			5-15
County School Board Standards	5.10			5-16
School Capacity and Projected Enrollment	5.11			5-17
Capacity and Demand Projections, Public Schools in Leesburg	5.12			5-18
Inventory of Communications Antennae in the Town	5.13			5-20
Community Service Providers	5.14			5-22
Community Facilities			5.1	5-29
Land Use				
Existing Land Use Profile	6.1			6-3
Existing Land Use			6.1	6-5
Land Use by Zoning District	6.2			6-7
Zoning			6.2	6-9
Existing and Proposed Development in Selected Land Use Categories	6.3			6-12
Land Use Compatibility Table	6.4			6-23
Land Use Compatibility Code	6.5			6-24
Residential Development Standards	6.6			6-25
Priority Objectives for Granting Density Bonuses	6.7			6-29
Table of Commercial Land Uses	6.8			6-30
Recommended Land Use Mix in Business Areas	6.9			6-40
Land Use Policy			6.3	6-45
Historic Preservation and Urban Design				
Old and Historic District			7.1	7-12
Historic Resources			7.2	7-14
H-2 Corridor Overlay District			7.3	7-16
Transportation				
Transportation Responsibilities Within the Town	8.1			8-2
Functional Street Classifications	8.2			8-4
Traffic Level of Service (LOS) Criteria	8.3			8-6
Off-Site Transportation Cost Data	8.4			8-11
Transportation Policy			8.1	8-27
Parks and Recreation				
Leesburg Park Inventory (1997)	9.1			9-4
Park Classification Standards	9.2			9-7
Existing Leesburg Park Acreage by Classification (1997)	9.3			9-8
Park Acreage and Open Space Needs	9.4			9-8
Facility Supply and Demand	9.5			9-9
Park and Schoolground Facilities in Leesburg - 1997 Inventory	9.6			9-10
Public Park Facilities			9.1	9-15
Existing Park Service Areas			9.2	9-17